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## IN THE CIRCUIT COURT OF COOK COUNTY MUNICIPAL DEPARTMENT – FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

JOHN LEWIS,  
~~ANTOINE BROWN~~

UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

Defendants.

Case Number: 18 M1 403281

Re: 9312 S KENWOOD AVE  
CHICAGO, IL 60619

Courtroom 1109

### ORDER AUTHORIZING DEMOLITION BY THE CITY OF CHICAGO

This cause coming to be heard on September 15, 2021, on the complaint of THE CITY OF CHICAGO (“the City”), by and through its attorney, Celia Meza, Corporation Counsel, against the following:

JOHN LEWIS,

~~ANTOINE BROWN~~

UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

(“Defendants”).

The court, having heard the evidence, finds that:

1. The Court has jurisdiction of the subject matter, which is the real estate located at 9312 S. Kenwood Avenue, CHICAGO, COOK COUNTY, ILLINOIS (“subject property”), legally described as:

THE NORTHERLY 1 FOOT OF LOT 44 AND ALL OF LOT 45 IN STEWART'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 595 FEET

S ✓  
P 3 ✓  
S ✓  
SC ✓  
INT JP ✓

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THEREOF AND WEST OF THE WEST LINE OF THE N.Y.C. AND ST. LOUIS RAILROAD COMPANY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-02-415-024-0000.

2. Located on the subject property is a TWO-STORY, MULTIPLE-UNIT, FRAME BUILDING (“subject building”). The last known use of the subject building was RESIDENTIAL.
3. The subject building is dangerous, unsafe, and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1, in that the following violations of the Municipal Code of Chicago exist at the subject property and the defendants:
  - a. The building's masonry is missing siding.
  - b. The building's masonry appears to have asbestos in the siding.
  - c. The building's siding is deteriorating.
  - d. The building's sash is broken, missing, or inoperable.
  - e. The building's window glazing is broken or missing.
  - f. The building's stairs have an improper handrail height.
  - g. The building's stairs do not have joist hangers.
  - h. The building's electrical service has been terminated at the pole by ComEd.
  - i. The building is missing gutters and downspouts.
4. The subject building is beyond reasonable repair and it would take major reconstruction by a responsible owner to bring the subject building into full compliance with the Municipal Code.
5. Demolition of the subject building is the least restrictive alternative available to effectively abate the dangerous and unsafe conditions at the subject property as of September 15, 2021.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of January 14, 2021, are in default and all allegations in the complaint are deemed admitted against said defendants.
- B. An *in rem* judgment on Count I and IV of the Complaint is entered in favor of Plaintiff, the City of Chicago, and against Defendants.
- C. Counts II, III, V, VI, VII and VIII of the Complaint are voluntarily dismissed, on the City's oral motion.

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- D. Pursuant to the judgment entered above, 65 ILCS 5/11-31-1, Municipal Code of Chicago § 13-12-130, and the City's police powers under Article VII of the Illinois Constitution, the City is granted authorization to demolish the subject building on the subject property, and is entitled to a lien for the costs of demolition, court costs, and other costs enumerated by statute, and/or other statutory remedies. Such authority shall be effective immediately.
- E. The City's performance under this order shall result in a statutory *in rem* lien that attaches to the subject property only. If the City seeks a personal judgment against any Defendant(s), it shall proceed by separate civil action.
- F. Any and all Defendants with either possession or control of the subject property shall immediately remove any and all persons occupying the subject building and any and all personal property from the subject property so that the subject property is completely vacant and free of persons and personal property before demolition is commenced.
- G. All Defendants and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, occupying, selling or otherwise transferring, in whole or in part, the ownership or controlling interest in the entire premises until the same has / have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction or until the property is demolished.
- H. The Court reserves jurisdiction of this cause to enforce the terms of this Order and for the purpose of ascertaining demolition costs and other costs.

~~t. This matter is off-call.~~

ANTOINETTE BROWN IS NON-SUITED w/PLEADINGS

ENTERED:

Judge Leonard Murray

SEP 15 2021

Circuit Court - 2100

#90909

Judge Leonard Murray

SEP 15 2021

Circuit Court - 2100

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